

# Introduction & Purpose

The land use element of the comprehensive plan identifies recommendations of future land uses within the County.

Most of the townships in Clermont County already have adopted future land use plans and these plans will be briefly outlined throughout this chapter. Website links are provided for more information about each plan.

Clermont County uses Township land use plans when considering approval for rezoning applications and other requests such as development approval to promote healthy growth throughout the county.

For those townships that have not adopted a land use plan, reference to those township's zoning resolutions have been made. Washington Township has neither a land use plan nor a zoning resolution.

Per the chart, the most prominent land uses in Clermont County are Cropland (29.46%) and Forest (48.81%).

## Townships with Adopted Land Use Plans

- Batavia Township | Growth Management Plan
- Goshen Township | Growth Management Plan
- Jackson Township | Growth Management Plan
- Miami Township | Imagine Miami 2025
- Monroe Township | Land Use Plan
- Pierce Township | Growth Management Plan
- Stonelick Township | Growth Management Plan
- Union Township | Horizon 2030 Comprehensive Plan
- Williamsburg Township | Growth Management

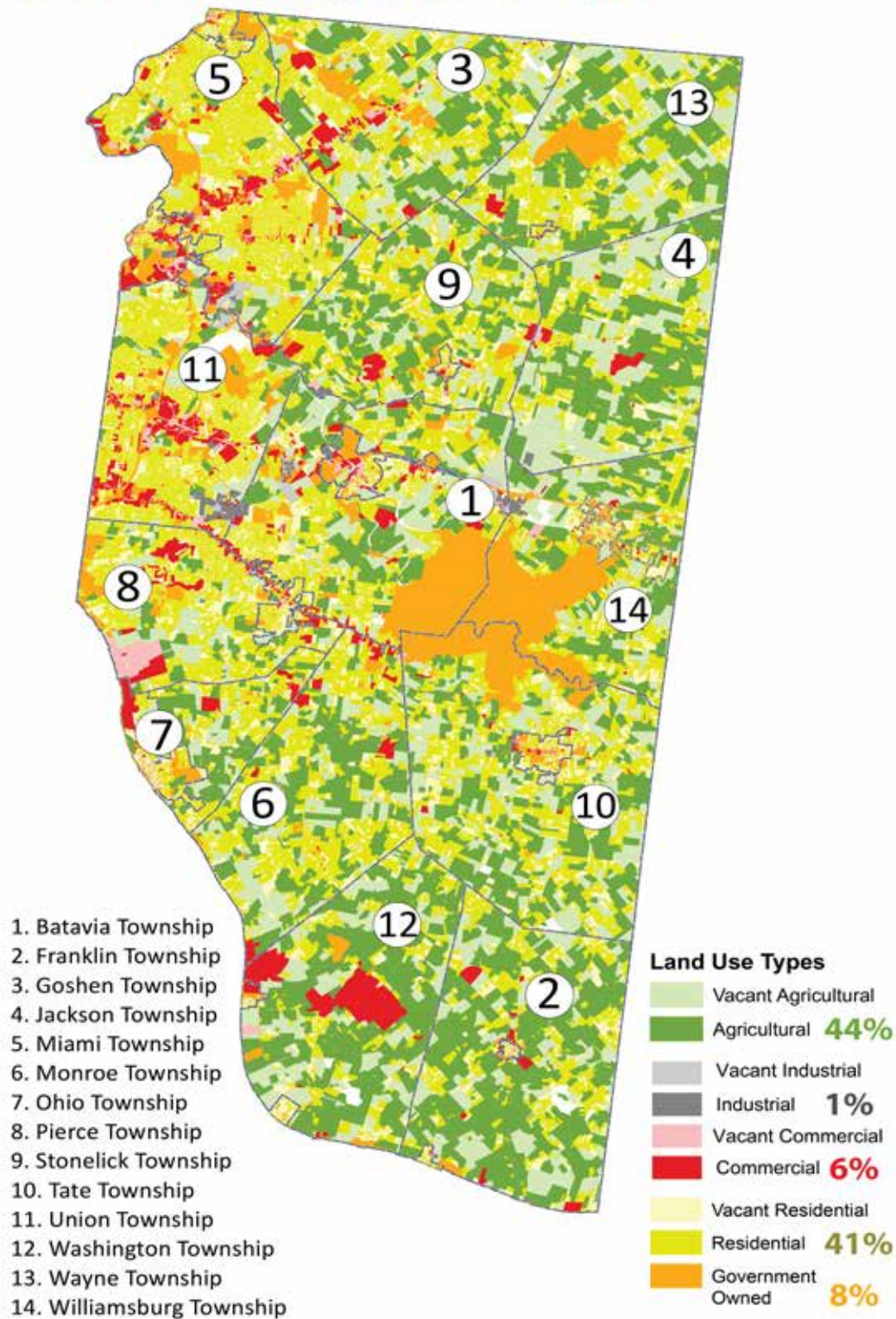
The Balanced Growth Plan has support of 97% of the townships within the Middle East Fork Watershed (by population area).

**Land Use** - Land use denotes how humans use the biophysical or ecological properties of land. Land uses include the modification and/or management of land for agriculture, settlements, forestry and other uses including those that exclude humans from land, as in the designation of nature reserves for conservation.

The following map shows the breakdown of the different land use types in Clermont County. This chapter also features maps of land uses by township.



## Clermont County Land Use Types



# General County Land Use Classification Definitions

The land use classifications shown on the previous page are the general land uses within Clermont County based on each parcels classification from the County Auditor's files. Below are the definitions that identify what makes up each land use category.

## **Agriculture (Green)**

Areas with agricultural development as well as wooded areas. This land use designation is appropriate for land with the best soils for agricultural activity. When identifying this land use, the primary use of the land is considered, not the size.

The Rural land use (Agriculture Vacancy) applies to areas characterized primarily by agricultural uses, land maintained in its natural state, and large tract residential development. These areas currently have limited availability of water and sewer services, and require on-site provision of these utilities. Paved roads with ditch drainage characterize Road infrastructure within these areas.

## **Residential (Yellow)**

Identifies areas with residential development. Townships vary on minimum and maximum lot sizes for residential uses.

The county recognizes the importance of providing a variety of housing opportunities and housing types to address the goals of this Plan. The Residential areas identified in this Plan are intended to provide these opportunities.

Most of the residential land use classifications focused on single-family residential neighborhoods of established and future homes. The residential classifications range from suburban single-family

subdivisions to more established neighborhoods with single-family detached and attached housing, multi-family condominiums and apartment complexes.

## **Commercial (Red)**

Commercial land use could be defined strictly as commerce activities such as retail or storage. A broader interpretation would include manufacturing as this activity one would expect a commercial return on the invested capital (i.e. Manufacturing products, offices, restaurants, shopping malls or even service stations).

## **Industrial (Gray)**

Land uses that have a facility or activity relating to: the assemble and storage of substances/goods/raw materials, their processing and manufacturing, and/or the packaging and shipping of finished products.

## **Exempt (Orange)**

Certain types of property are commonly granted exemption from property or transaction (such as sales or value added) taxes. These exemptions vary highly from jurisdiction to jurisdiction, and definitions of what property qualifies for exemption can be voluminous.

Additionally land this land use can be explained as any land use whether publicly or privately owned, for transportation, utilities, communications, or any use which is necessary for the health and safety of the general public. This includes but is not limited to, libraries, streets, schools, fire or police stations, ambulance services, county buildings, municipal buildings, recreational centers (including parks) and cemeteries, and churches.



# Batavia Township | Existing & Future Land Use |

## GROWTH MANAGEMENT PLAN

### Existing Land Use

Existing land use is an important component in making intelligent decisions about the future for several reasons. First, existing land use provides a picture of how each parcel of land is currently being used.

The existing land use illustrates the development patterns in Batavia Township indicating where there are concentrations of particular uses (i.e., single family neighborhoods or industrial parks) or whether there are areas with a mixture of uses that do not have a predominant pattern. The existing land use map is also important because it demonstrates how much land is developed and more importantly, how much land has the potential of being developed in the future.

The existing land use for each parcel in Batavia Township is presented in Figure A-3, as labeled in the township's plan. The land use information is based on the land use classification assigned to each parcel from the Clermont County Auditor's files.

From the map in Figure A-3, one can ascertain the general development patterns that exist today, identifying where there are concentrations of neighborhoods, where non-residential uses are dominant and where undeveloped land is the primary land use. The Villages of Batavia and Amelia were not included in the land use survey and thus do not contain detailed land use information.

### Future Land Use

The Land Use Plan has been based on an understanding of past, present and anticipated population and housing growth trends, on a careful

consideration of existing land use patterns and zoning district regulations, and on physical/service constraints.

The Land Use Plan Map represents the recommended land use pattern for Batavia Township using general land use designations.

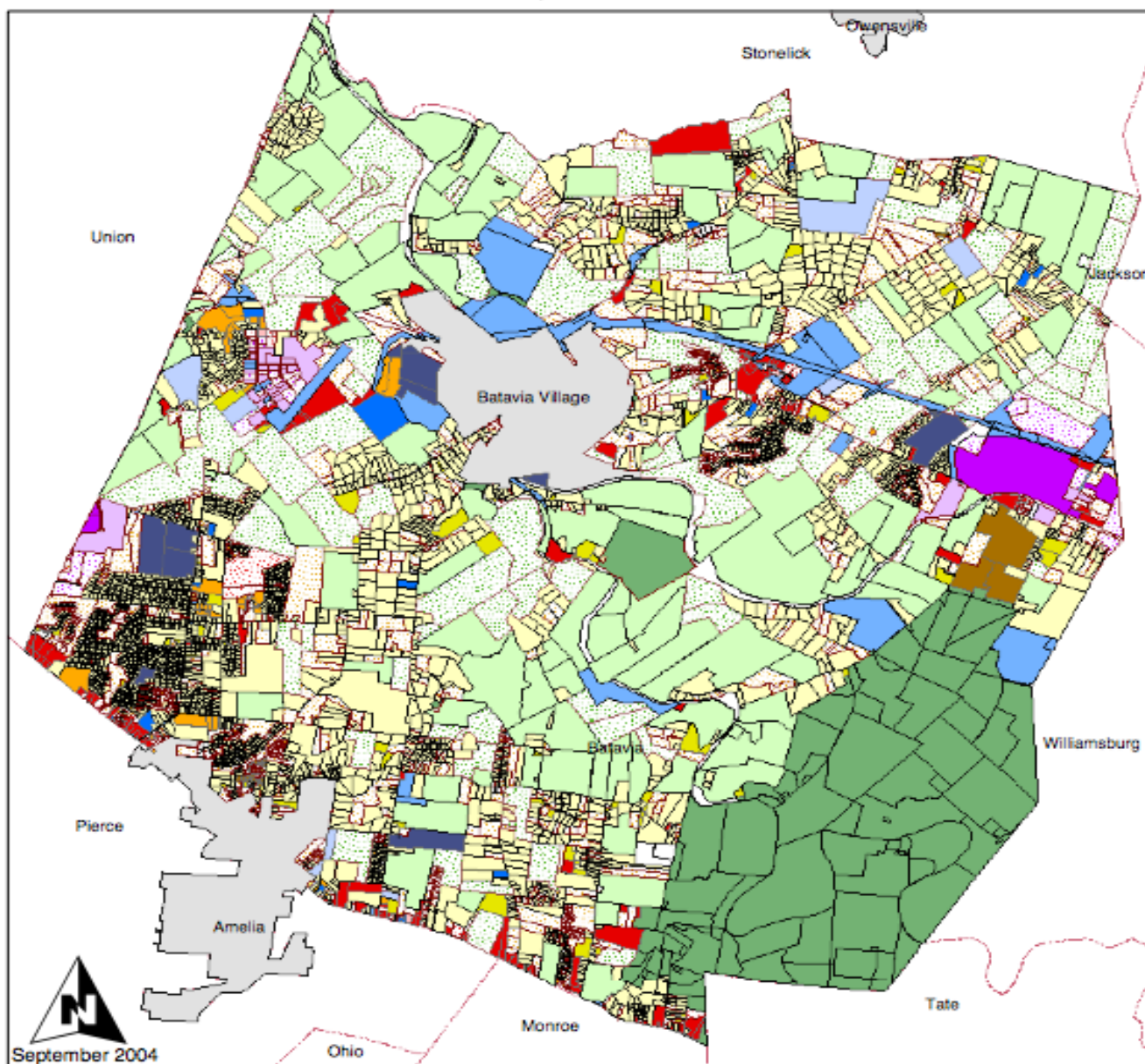
The land use concept areas are intended to provide property owners, residents and township officials with a guide for evaluating appropriate future land uses throughout Batavia Township.

An important theme of the Growth Management Plan Update is the importance of encouraging development to occur that is generally contiguous to existing developed areas and that can be served with public utilities and services. This policy discourages "leap frogging" past suitable undeveloped land and intensive development into locations without public services.

The Land Use Plan Map designations have been developed based on this policy, as well as assessment of existing development, utility service availability boundaries, and environmental suitability issues presented in the 1997 Growth Management Plan.



# BATAVIA TOWNSHIP



## Existing Land Use

NOTE:  
Parcels updated September 2003 by Clermont County GIS.  
Digitized October/November 2003 by McBride Dale Clanton.

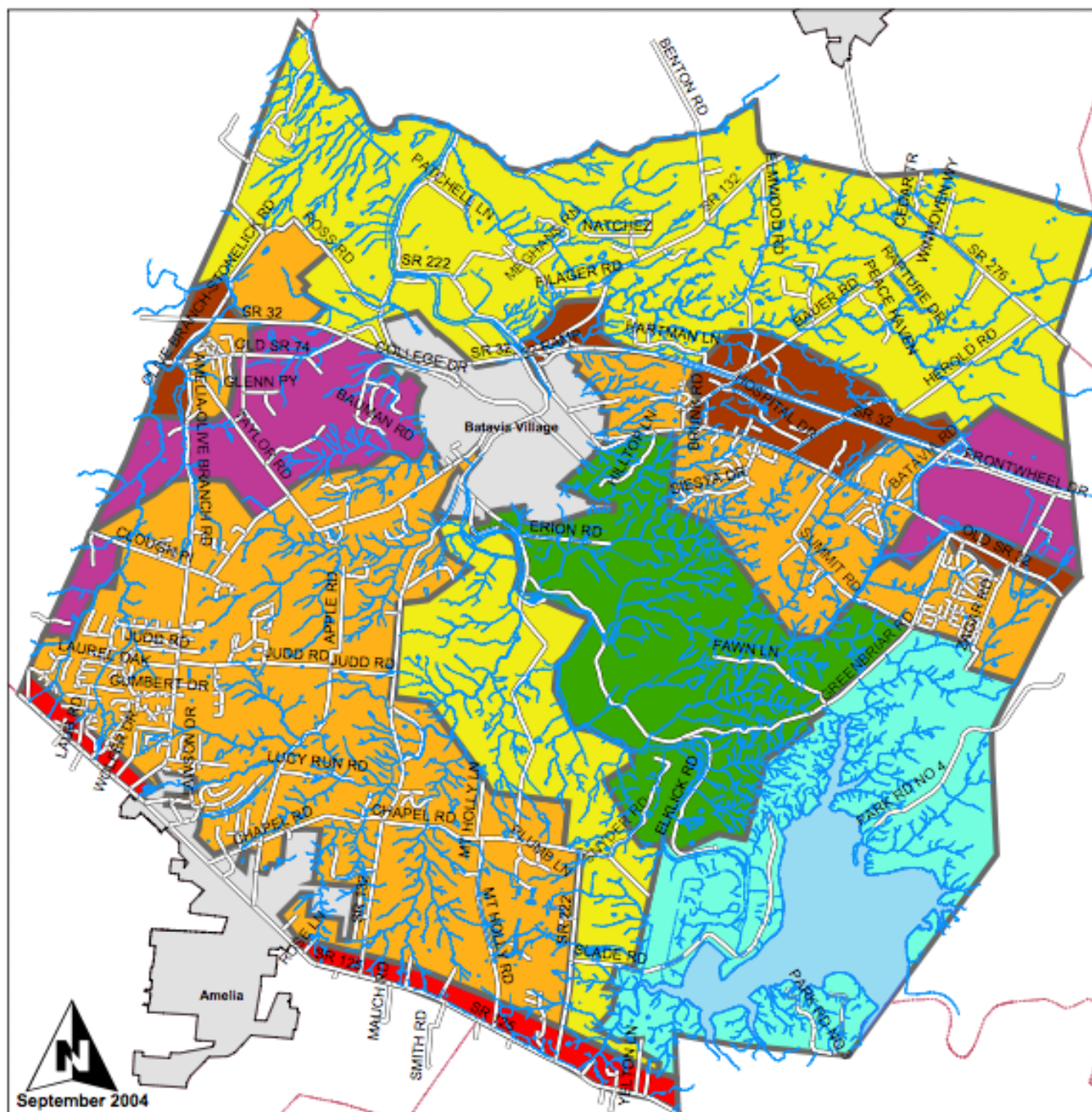
**McBrideDALE**  
CLANTON



**Figure A-3**



# BATAVIA TOWNSHIP



## Future Land Use

NOTE:  
Map data provided by Clermont County GIS.  
Map prepared by McBride Dale Clarion.

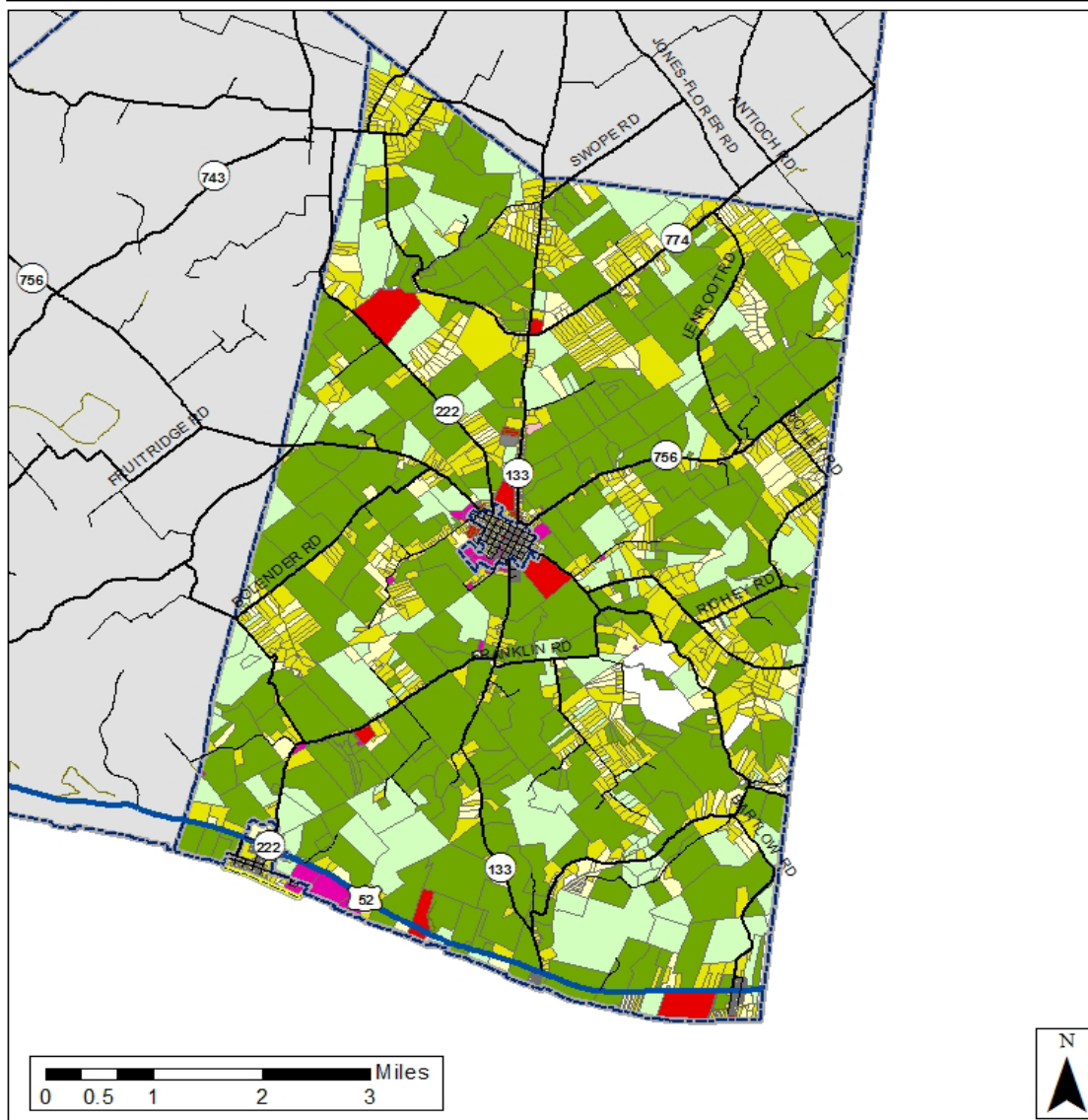
**McBrideDALE**  
CLARION

- |                                     |  |
|-------------------------------------|--|
| Existing Neighborhood & Infill Area | Business Development Area              |
| Neighborhood Development Area       | Commerce / Industrial Development Area |
| Rural / Agriculture                 | State Route 125 Corridor               |
|                                     | East Fork Lake State Park              |

# Franklin Township | Land Use|

The primary use of the Franklin Township Zoning Resolution is to recommend areas of the Township for suitable development activities that will contribute to the well-being of the Township by diversifying its economy and providing valuable employment opportunities. All development shall minimize intrusion on the features of the natural environment including woodlands, and wetlands and steep slopes.

## FRANKLIN TOWNSHIP Existing Land Use



### LEGEND

Property by Ohio Land Use Classes			
<b>Land Use Types</b>		Vacant Industrial	Residential
No Value		Industrial	Exempt
Vacant Agriculture/Rural		Vacant Commercial	Tax Abatements
Agricultural		Commercial	Public Utilities
		Vacant Residential	

Prepared By Clermont County Planning  
October 2013

# Goshen Township | Existing & Future Land Use |

## Existing Land Use

Figure 2-1, as labeled in the Goshen Growth Management Plan provides a summary of existing land uses including the total number of acres by category and the percentage of land within the Township. The distribution of these land uses can be seen in the Existing Land Use Map.

The table below clearly shows that almost all of the developed land within Goshen Township is used for single family residential uses, but nearly 70% of the township retains some potential for development in the future. The Existing Land Use Map illustrates where development pressures are being seen along State Routes 28 and 48 from Miami Township and the City of Loveland respectively.

While some residents may feel that development can occur unhindered anywhere in Goshen Township or Clermont County, the reality is that there are several constraints to future growth. For Goshen Township, the three biggest constraints are water service, sewer service and soils.

**Figure 2-1  
Existing Land Use**

<b>Land Use</b>	<b>Acreage</b>	<b>Percentage of Goshen Township</b>
Agriculture/Undeveloped	14,337 Acres	67.8%
Single Family Residential	5,230 Acres	24.7%
Mobile Home Park	190 Acres	0.9%
Multi-Family Housing	22 Acres	0.1%
Commercial	161 Acres	0.8%
Industrial	166 Acres	0.8%
Parks/Recreation	884 Acres	4.2%
Public/Institutional	148 Acres	0.7%
<b>TOTAL</b>	<b>21,138 Acres</b>	<b>100%</b>

## Future Land Use

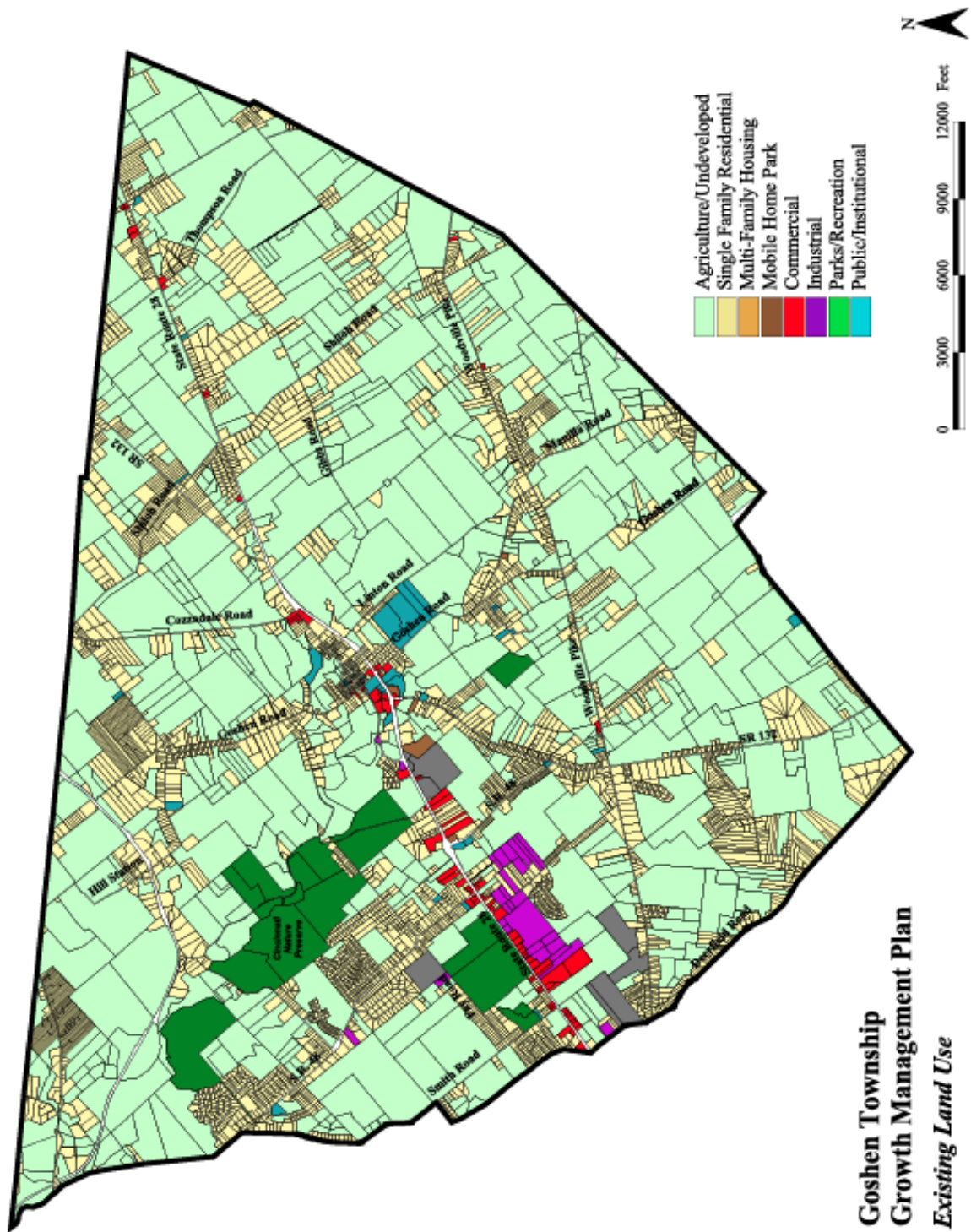
The Land Use Plan, in the simplest terms, provides a guide for the location and density of future land uses. In the 1978 Clermont County Land Use Plan, most of Goshen Township was designated for agricultural and rural residential uses. This updated plan provides for a range of housing densities based on the availability of utilities, development constraints, and public input.

This plan does not replace zoning but instead looks at the Township in a broader spectrum than zoning. Zoning provides detailed regulations on lot size, width, landscaping, parking, and other design features on a site-by-site basis.

This plan looks at the entire township and provides guidance on future land uses and densities that may shape zoning in future decisions, however is not meant to address the needs or desires of each site individually. This plan was created to allow for each property owner to have the ability to develop but in a way that will minimize detrimental impacts on the rest of the community.









# Jackson Township | Existing & Future Land Use |

## Existing Land Use

The Jackson Township Zoning Resolution identifies land use requirements preferred by the Township.

The Resolution outlines six (6) zoning districts. These are: Agricultural – A, Commercial – C, Industrial – I, CECOS - Restricted Deed Area, Residential R-1 and Residential R-2. Currently four (4) of these zoning districts (A, C, I, CECOS) have been designated on parcels within the township and appear on the Jackson Township Zoning Map. Zoning designation could be expanded to include R-1 and R-2 districts when the need arises, via the procedure for zoning changes.

## Future Land Use

### Policy Area One

Agriculture, low density residential, vacant or undeveloped land are the predominant land uses in this policy area, and make up the majority of the township.

### Policy Area Two

Policy area 2 is located in Monterey and Marathon. Currently many services are not available in Jackson Township due to small population number. However, there are some indications that population will increase in the upcoming years.

### Policy Area Three

Policy area 3 includes the closed hazardous waste facility, known commonly as CECOS, and may include

certain surrounding parcels owned by the same company that owns the facility. The Zoning Resolution identifies 207 acres as a restricted deed zone.

### Policy Area Four

Policy area 4 encompasses the part of Jackson Township that can conceivably be served with public sewer. It is located in the southwest corner of the township and includes the proposed White Farm development.

### Policy Area Five

Policy area 5 in Jackson Township should remain reserved for residential use. This is consistent with adjacent Township Land Use Plans. The minimum lot size will be determined in regard to on site treatment systems since it is not likely that this area will receive a sanitary sewer system. Currently, the Zoning Resolution requires a minimum lot size of 1 acre when not served by sanitary sewers. The use of conservation subdivisions should be encouraged in Policy area 5.

### Policy Area Six

Policy area 6 is made up of the East Fork of the Little Miami River and the riparian corridor along it. Both Jackson Township and Clermont County consider this area of great significance for the community. The Jackson Township Zoning Resolution has provisions for the creation of a Water Source Overlay District whose goal is reducing the risk of contamination of the public water supply.